

# TRUSTEE'S NOTICE OF SALE OF REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS:

That, WHEREAS, by Deed of Trust recorded on April 7, 2020, of record in the Register's Office of Carroll County, Tennessee, in Trust Deed Book 689, page 140, **BARBARA NICOLE MOORE** did convey in trust, to W. KENT JONES, Trustee, a tract of land hereinafter described, to secure the payment of the indebtedness described in said Deed of Trust to CARROLL BANK & TRUST; and,

WHEREAS, said Deed of Trust provides that in the event of default in the payment of the debt secured by said Deed of Trust, when due, or in the event of failure to comply with any of the conditions and/or covenants of said Deed of Trust, the whole amount of the unpaid principal sum, together with all interest due and accrued upon the same, together with all other payments agreed to be made, shall, at the option of the holder, become due and payable immediately without demand or notice thereof; and,

WHEREAS, default has been made in the payment of the indebtedness secured by said Deed of Trust and there have been other violations of the conditions of said Deed of Trust, and the owner and holder of said debt has instructed the undersigned Trustee, to foreclose said Deed of Trust.

NOW, THEREFORE, by virtue of the authority in me vested as such Trustee, I will on the 28th day of December, 2022, offer for sale and sell in front of the Courthouse door in Huntingdon, Tennessee, at the hour of 10:05 a.m. to the last, highest and best bidder, for cash in hand, free from the equity of redemption, homestead, dower and curtesy rights, and all other rights or exemptions of every kind, and all unpaid taxes, to effect satisfaction of principal, interest and costs due on said promissory note(s) and Deed of Trust aforementioned, as well as to pay all attorney's fees and costs necessarily incident to this foreclosure, the following tract of land, situated in the 24th Civil District of Carroll County, Tennessee, more particularly described as follows:

Beginning at a 1/2" rebar found on the east right-of-way of Anark Road (50' R.O.W.), said rebar serves as the southwest corner of Larry F. & Rebecca Kirby (Deed Book 307, Page 495), the northwest corner of Harold Gene Brewer (Deed Book 312, Page 411), the northernmost corner of another tract owned by Harold Gene Brewer (Deed Book 167, Page 162) and the northwest corner of the herein described tract; runs thence, leaving the right-of-way with the south line of Kirby, South 74 degrees 50 minutes 04 seconds East a distance of 246.26 feet to a rock found with a steel fence post witness on the west line of another tract owned by Larry F. & Rebecca Kirby (Deed Book 307, Page 481); thence, with the west line of Kirby, South 08 degrees 17 minutes 13 seconds West a distance of 321.96 feet to a set iron pin; thence, leaving the west line of Kirby to partition across both tracts of Harold Gene Brewer, North 74 degrees 50 minutes 04 seconds West a distance of 308.17 feet to an iron pin set on the above mentioned right-of-way of Anark Road; thence, with the right-of-way the following three calls: with a curve turning to the left with an arc length of 134.63 feet, a radius of 475.41 feet, a chord bearing of North 26 degrees 44 minutes 52 seconds East, and a chord length of 134.18 feet to a point; thence, with a compound curve turning to the left with an arc length of 99.92 feet, a radius of 927.48 feet, a chord bearing of North 15 degrees 31 minutes 26 seconds East, and a chord length of 99.87 feet to a point; thence, North 12 degrees 26 minutes 15 seconds East a distance of 88.44 feet to a found 1/2" rebar, which is the point of beginning, having an area of 1.95 acres more or less as surveyed by Stokes Surveying, LLC, Andrew Stokes R.L.S. #2577, P.O. Box 129, Clarksburg, TN 38324. All iron pins set are 1/2" rebar with plastic cap stamped "STOKES RLS 2577", all bearings are relative to Grid North, Tennessee State Plane, NAD 83. Survey dated March 13, 2020. The above-described property is subject to any right-of-way and utility easements that may not be shown.

Map 118 - Parcel 51.01-Property Assessor's Office of Carroll County, Tennessee

The above description is the same as in the previous deed of record.

For source of title, see Deed Book 392, page 506, Register's Office of Carroll County, Tennessee.

The street address of the above described property is believed to be 2220 Anark Rd., Huntingdon, TN 38344 but such address is not part of the legal description of the property sold herein and in the event of any discrepancy, the legal description herein shall control.

Other Interested parties: Hawley & Mccadams, PLLC and MV Realty of Tennessee, LLC. If applicable, the notice requirements of TCA 35-5-117 have been met.

The debtors' equity of redemption, homestead, dower and all other rights or exemptions of the debtors are waived in said deed of trust, and the title is believed to be good, but said real estate will be sold and conveyed by me as Trustee and not otherwise.

Said sale will be made by Trustee only, without covenants of seizin or warranties of title, and title will be made subject to any unpaid taxes and assessments and all valid restrictions, liens, covenants or easements, if any, of record on said property.

The right is reserved to adjourn the day of the sale to another day certain without further publication, upon announcement at the time and place for the sale set forth herein, or with publication setting out the new date, time and place for the sale.

This law firm is acting as a debt collector. This is an attempt to collect a debt and any information obtained will be used for that purpose.

Dated at Huntingdon, Tennessee, this the 16th day of November, 2022.

THE JONES LAW FIRM

19478 WEST MAIN STREET, HUNTINGDON, TN 38344-0707